

CITY OF ALBUQUERQUE LAND USE FACILITATION PROGRAM PROJECT MEETING REPORT

Project #: 1009365
Property Description/Address: 1511 Central Ave. NE, Lot 9, Block 8, Brownell and Lais Highland Addition
Date Submitted: 9/6/12
Submitted By: Diane Grover
Meeting Date/Time: September 4, 2012, 6:30 p.m.
Meeting Location: Central United Methodist Church, 201 University NE
Facilitator: Diane Grover
Co-facilitator: David Gold

Parties:

Veronica Torres, Applicant
Silver Hill N.A. ("SHL")
Sycamore N.A. ("SYM")

Invited but not in attendance:
Spruce Park N.A. Inc. ("SPK")
University Heights N.A. ("UHT")
Victory Hills N.A. ("VHL")

Note: Individual names can be found at the end of this report.

Background/Meeting Summary:

Veronica Torres requests a special exception to Page 76 of the University Neighborhood Sector Development Plan and 14-16-2-17(B)(20): a conditional use to allow proposed tent activities for more than 14 days a year for all or a portion of Lot 9, Block 8, Brownell and Lais Highland Addition, zoned SU-2 CMU, located at 1511 Central Ave NE.

Veronica is the principal of Tierra Adentro Charter School, which is a performing arts high school which specializes in flamenco dance in collaboration with the National Institute of Flamenco and in art. They are requesting a conditional temporary permit to have 2 tents on the lower parking lot for a year. Tents are currently being used for flamenco dance classes with acoustic music that will be no louder than what neighbors have already been exposed to, and no complaints have been noted. Once construction is complete in new classrooms in October, the tents will no longer be necessary for dance classes. The school would like to utilize them for occasional art shows from which students sell artwork. Veronica welcomes the community to their shows and performances, which are advertised on the school's web site.

Neighbors had questions about noise and parking. Music is acoustic guitar and castanets which keeps down the noise level. Details about parking can be found in “**Meeting Specifics**” below.

One neighbor stated that she was not aware of any complaints since this charter school took over from the last one, which had been problematic. She felt this school had been quiet. Veronica stated that she wanted to be made aware of any problems with noise or in the case of any student disrespect. She felt her students were quite well behaved, but acknowledged that problems could always arise and she wanted to be on top of them.

Outcome:

Areas of Agreement:

None noted but there was certainly mutual respect evident throughout the meeting

Unresolved Issues, Interests and Concerns:

None noted

Meeting Specifics:

- 1) Applicant presentation: Veronica Torres, Principal of Tierra Adentro Charter School
 - a) Performing Arts School
 - i) Grades 6-12
 - ii) ½ of the staff are flamenco dancers
 - iii) Students take dance, visual arts and guitar
 - iv) All seniors go part time to UNM
 - v) Closed Campus – no leaving for lunch
 - vi) Seniors have a half day
 - b) Construction on classes in process but not yet up to code
 - c) Tents in lower parking lot are for dance classes temporarily until construction complete
 - i) Anticipating using tents for classes until October
 - d) Zoning Request
 - i) Requesting conditional, temporary permit to have tents throughout the year
 - (1) Utilized for flamenco dance classes until classroom construction complete in October
 - (2) Will use for occasional art shows
 - (3) Neighbors are all welcomed to attend
 - (4) Students keep most money earned with a little going back to the school
 - (5) Would like to keep the permit for the year for the shows
- 2) Neighbors questions and concerns
 - a) Limited parking could force spilling out into neighborhood
 - i) Only 3 students drive and have UNM permits
 - ii) Sometimes parents park in the street but are encouraged to use meters on Central
 - iii) Staff parks in the lots off of the street
 - iv) Drop off time is sporadic starting at 7:00
 - v) Pick up time is more hectic – all leave at 3:30 but are gone by 3:40

- vi) Parking lot capacity is 45-50
- b) Number of students
 - i) 195 sixth-twelfth grade students
- c) Loud music
 - i) Music is acoustic guitar, castanets and cajons in an enclosed area
 - (1) Not very loud
 - (2) School is not aware of neighbor complaints so far
 - (3) Noise won't increase over what has been up to this point
- d) Hours of operation
 - i) 7:00 a.m. to 3:30 p.m.
- e) Number of tents
 - i) 2
- f) Additional shows
 - i) At Rodey Theater at UNM or the Hispanic Cultural Center
 - ii) Open houses in September and March
 - (1) Parents park on Central but some probably park on the street at that time
- g) Years in operation
 - i) 3 years now – no former location
 - ii) Neighbor stated that they have been very quiet
 - (1) Previous Charter School was a problem
 - (2) Previous school had delinquents
- 3) Invitation to community
 - a) Veronica stated they would love for neighbors to attend their shows
 - b) Events are listed on the school web site, www.tierraadentronm.org

Action Plan:

Neighbors were invited to openly communicate with Veronica should any need arise and to attend any events they might want to attend.

Action Items:

None noted

ZHE Application Hearing Details:

- 1) Hearing Scheduled for Tuesday, September 18, 2012
- 2) Hearing Details:
 - a) The Office of the Zoning Hearing Examiner conducts monthly quasi-judicial PUBLIC HEARINGS regarding Special Exceptions to the Zoning Code (Please refer to Section 14.16.4.2 of the Comprehensive City Zoning Code)
 - b) There are certain criteria that applicants must meet in order to obtain an approval of decision for their special exception request.
- 3) Hearing Process:
 - a) Comments from facilitated meetings will go into a report which goes to the Hearing Examiner

- b) All interested parties may appear at the hearing and voice their opinions or submit written comments prior to the day of public hearing.
- c) The Zoning Hearing Examiner will render a determination of approval, approval with conditions or denial within 15 days after the close of the public hearing
- d) The determination can be appealed to the Board of Appeals

Any further questions or comments can be referred to:

Vanessa King
768-4503
vking@cabq.gov

Comments:

Names & Addresses of Attendees:

Gordon Rieselt	SHL
Shannon Beaucaire	City of Albuquerque
Mardon Gardella	SYM
Peter Schillke	SYM
Veronica Torres	Applicant